



***6 Months
Free Rent!
FULL COMMISSION to
Procuring Broker**

For Lease: Medical Office Suite

1550-B Professional Drive, Suite 102, Petaluma, CA

- 3 Private Offices
- Waiting Room
- Lab Area
- Private Restroom
- 2 Work Stations

Offering Summary

Total Available Sq Ft:	1,369 +/- sf
Initial Base Rent:	\$1.95 psf
Lease Type:	NNN (\$0.75 psf)
Minimum Lease Term:	3 Years

Contact: **Bob Knez**
(415) 971-8866
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Lic#: 00640535



HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

For Lease: Medical Office Suite

1550-B Professional Drive, Suite 102, Petaluma, CA 94954

Building/Space Description:

Approximately 4,976 sq.ft +/- multi-tenant office building adjoining the Petaluma Valley Hospital campus. Available space is 1,369 sq.ft. +/-, built in 1997, and adjoins Quest Labs. Existing build-out includes waiting room, three private offices, lab area, private restroom, two work stations and an open work area/breezeway.

Location Description:

Conveniently located behind Petaluma Valley Hospital. The office is across from the St. Joseph Health Medical Group building and next door to Quest Diagnostics.

Space Information/Features:

Total Available Square Feet: 1,369 +/- sq. ft.
Divisible/Can Add: No
Sink: Yes
Number of Parking Spaces: 6 unassigned/unreserved

(NOTE: All on-site parking is for standard size vehicles that fit into a 9' x 19' foot parking space, including vans and trucks. No overnight or fleet parking is permitted. All spaces are used on a first come, first served, non-exclusive basis. For zoning purposes, Tenant will be allocated on-site parking on a non-exclusive basis based on the ratio the rentable square feet of the Premises bears to the total rentable square feet of the building.)

Building Information/Features:

Total Building Square Feet: 4300 +/- sq. ft.
Year Constructed: 1997
Zoning/Permitted Uses: [PUD \(Medical/Office\)](#)
Fire Sprinklers: Yes
Elevator Services: No
Heating & Air Conditioning: Yes
Flood Zone Designation: Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

Lease Information:

Minimum Lease Term: 3 Years
*6 months FREE on a minimum three year lease!
Initial Base Rent: \$1.95 psf (\$2,669.95)
Lease Type: NNN \$0.75/psf (\$1026.75/mo)
Tenant Expenses: Electricity, garbage, intercom, janitorial, water & gas
Broker Bonus: Full commision to Procuring Broker.
Contact agent for details

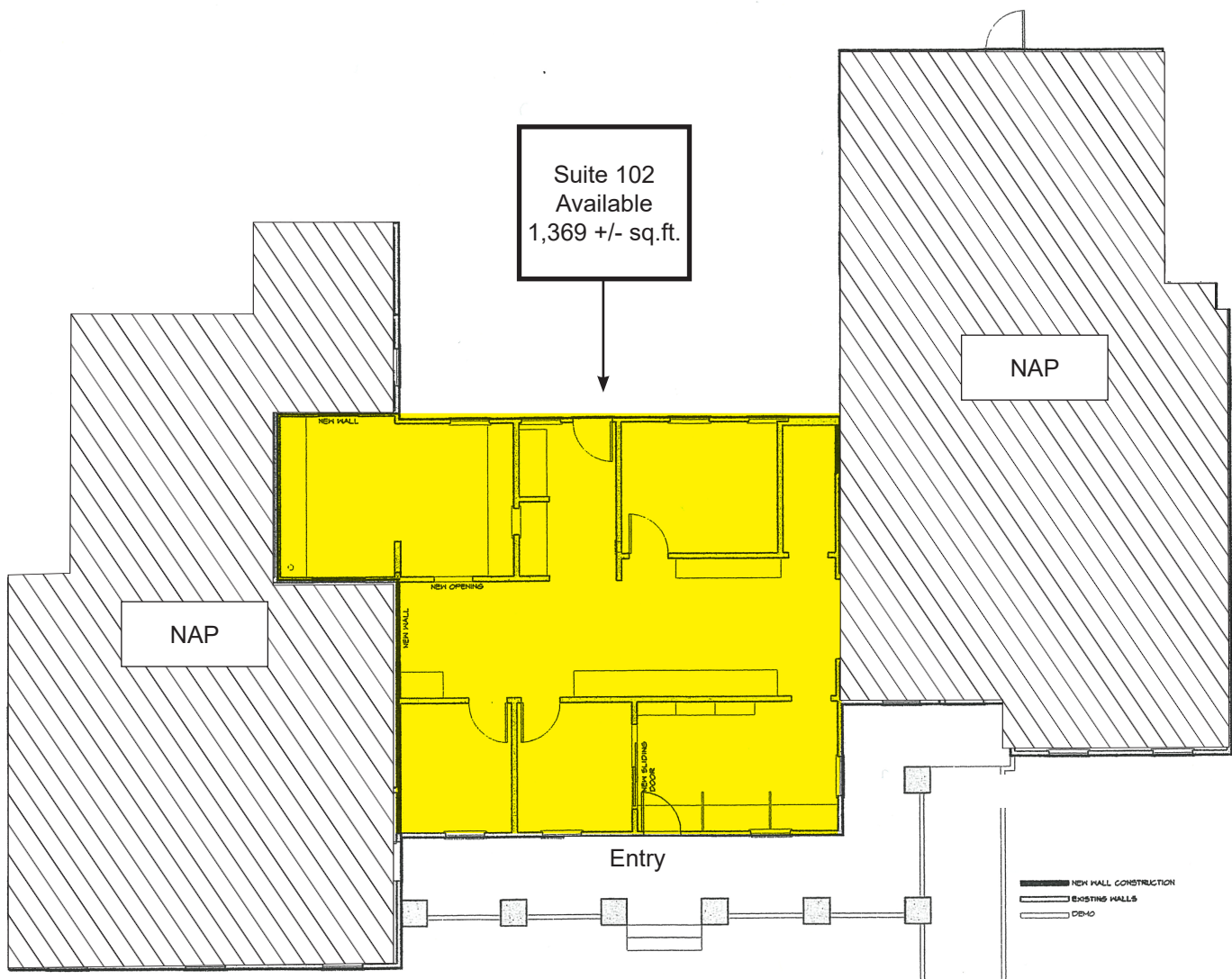
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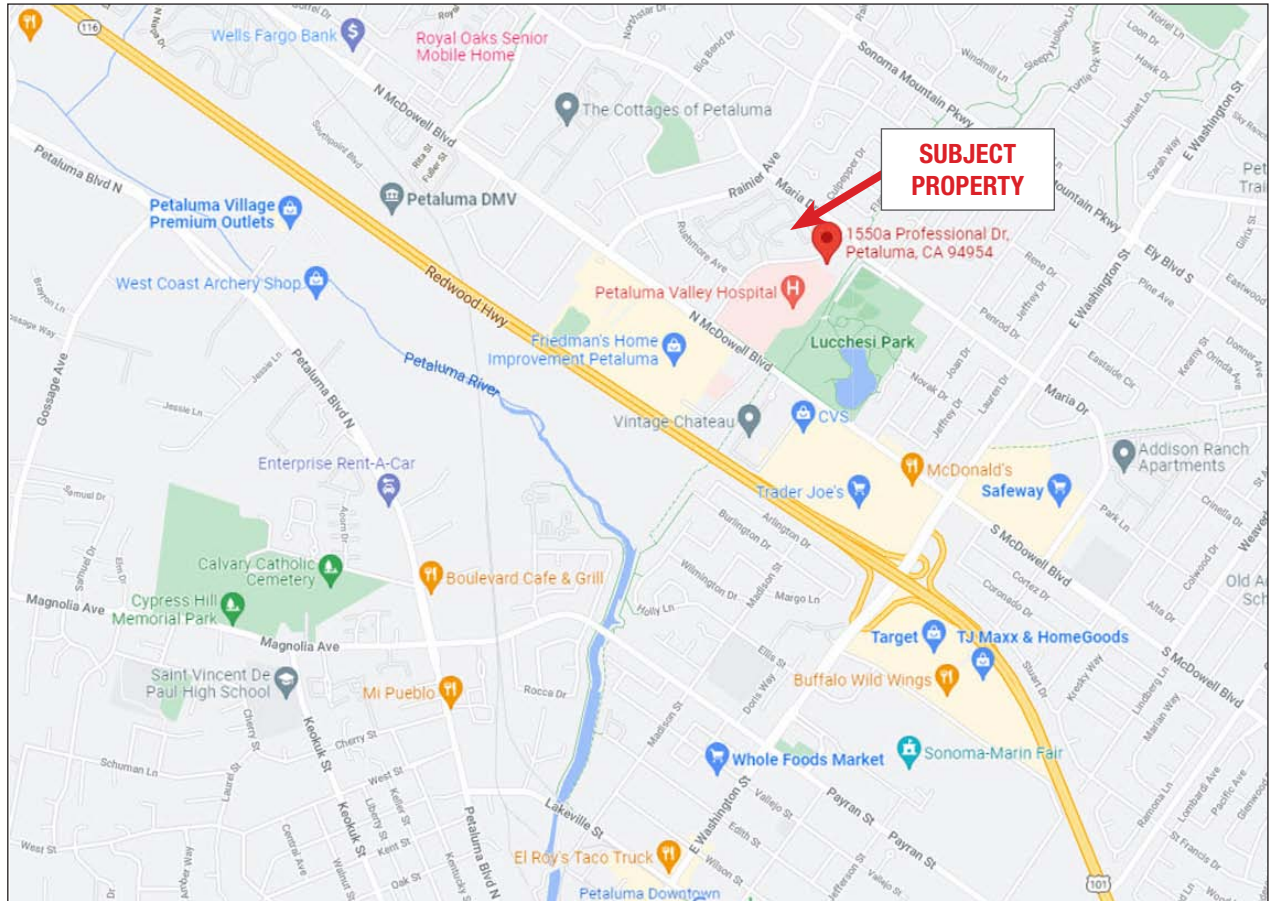
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